

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, May 20, 2004, 1:00 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Jerry Berggren and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held April 15, 2004. Motion for approval made by McKee, seconded by Walker. Motion for approval carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPLICATION BY DARRELL IHDE FOR A PRESERVATION CERTIFICATE FOR WORK (DEMOLITION AND REPLACEMENT BUILDING) AT 4943 LEIGHTON AVENUE IN THE C.F. CREIGHTON LANDMARK**

**PUBLIC HEARING AND ACTION:** **May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Darrell Ihde appeared to present the application. Larry Zink stated that he toured the house and there is quite extensive termite damage. The neighborhood association board has not met officially but he guesses there would not be any protest to tearing the building down.

Ed Zimmer stated the applicant submitted a preliminary design for the replacement house at the last meeting, but the action for today is demolition of the existing house.

Mr. Zink expressed concern about what the house was going to be replaced with. He understood the house would not be torn down until the replacement was designed. Mr. Ihde stated that he does not want to incur any more expense.

Mr. Zimmer noted that this Commission traditionally looks at demolition and replacement as separate matters. The Commission has seen preliminary plans but the final plan is not ready for approval yet.

Mr. Ihde stated that if they receive permission for demolition, they will not tear down the house until the design for the new house has been approved.

Helwig wondered if Brandt Construction had any estimate on the cost for fixing the termite damage. Mr. Ihde replied that there was no cost estimate.

**ACTION:**

**May 20, 2004**

Francis moved approval of the demolition on the grounds of hardship or insufficient return, seconded by Walker.

Mr. Ihde will try to be here at the next meeting with plans for the replacement house.

Motion carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPLICATION BY AMBER AND BRYAN KINNAMAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1320 NORTH 38<sup>TH</sup> STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT**

**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mr. Zimmer has no new information to present.

**APPLICATION BY LEE WALTERS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 Q STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mr. Zimmer distributed a sketch that he received. This will be Centerville Farmers Market. The applicant will be using the frame of the existing awning from the previous furniture store. The preference is for fabric or metal with cut out letters illuminated from behind. The second choice would be to affix the letters to the awning. The prohibition against back lit awnings says that cut out letters will be considered.

Ripley's inclination is to have it applied to the surface of the awning.

McKee wondered about the color. Mr. Zimmer replied that it had been a bright red. He believes the applicant is considering blue, with the letters to be translucent or cream.

Helwig moved approval of letters applied on the awning, blue background, cream letters, final approval by Ed Zimmer, seconded by McKee. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPLICATION BY BILL WHITLEY FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT 808 P STREET, ALSO KNOWN AS THE HARPHAM BUILDING, IN THE  
HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mark Johnson appeared to present the application. He presented some drawings of the proposed use for the right-of-way. Seating for the restaurant would be provided.

Mr. Zimmer noted that the use of a cedar deck on a Haymarket front concerned him. The material for the deck has been changed.

Helwig was concerned about the rail, previously. It appears that concern has been alleviated.

Mr. Zimmer noted that another key change in the previous drawing was going to put up posts and extend the awning. This design uses the existing awning. It makes it somewhat less obtrusive.

Ripley questioned the composite sandstone finish. Mr. Johnson is not sure exactly what it is made of. He has seen it and can only say that it has a rough finish like stone.

Helwig wondered about the top of the posts. Mr. Johnson replied that they were originally going to be pointed, now they have finials.

**ACTION:**

**May 20, 2004**

Helwig questioned if the posts were going to be made of wood. Mr. Johnson replied that there is no wood anywhere.

McKee moved approval, seconded by Helwig. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPLICATION BY FIRST PLYMOUTH CONGREGATIONAL CHURCH FOR A  
CERTIFICATE OF APPROPRIATENESS FOR WORK IN THE E STREET RIGHT OF  
WAY EAST OF S. 20<sup>TH</sup> STREET AND WEST OF S. 21<sup>ST</sup> STREET, ADJACENT TO THE  
CHURCH PROPERTY AT 2000 D STREET**

**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

This application was withdrawn by the applicant.

**APPLICATION BY ROD NAPUE FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT 243 S. 28<sup>TH</sup> STREET IN THE EAST LINCOLN/ELM PARK LANDMARK  
DISTRICT**

**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

This application was withdrawn by the applicant.

**RECOMMENDATION ON PETITION TO VACATE PUBLIC RIGHT OF WAY OF Q  
STREET ADJACENT TO THE HAYMARKET PARKING GARAGE IN THE HAYMARKET  
LANDMARK DISTRICT**

**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mr. Zimmer stated that this is the portion of the sidewalk where access to the shop space has a low wall. As part of the redevelopment agreement, the Smiths retained a condominium interest in the commercial space. They were ½ owners of the ground. There were stipulations that the city would provide access and easements to get to that space. The city attorney says that their strong recommendation is to vacate the right-of-way and then lease it to the Smiths. It will remain in city ownership. It will give the Smith's legal access to their space.

**ACTION:**

**May 20, 2004**

McKee moved approval, seconded by Walker. Motion carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPEAL BY GENE CARROLL OF PLANNING DEPT. FINDING REGARDING  
NEIGHBORHOOD DESIGN STANDARDS AS APPLIED TO THE COMMUNITY UNIT  
PLAN "FLAT IRON CROSSING" BOUNDED ON THE SOUTH BY PETER PAN PARK  
AND ON THE EAST BY NORTH 33<sup>RD</sup> STREET**  
**PUBLIC HEARING AND ACTION:** **May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Mr. Zimmer stated that the neighborhood design standards have been around since about 1990. They became a set of compatibility instructions. The first appeal route is to the City Council. He does not believe the Historic Preservation Commission has seen a case for appeal of this yet. The Neighborhood Design Standards used to apply to everything in the 1950 city limits zoned R-4 or above. This was recently extended to 1950 city limits and everything zoned R-1 or above. This is a very particular piece of ground. This site is a very long narrow piece of ground, fronted on a private street. This site cannot all orient to the east on 33<sup>rd</sup> st. because it is new construction on the north side of Peter Pan Park. He would prefer to see the garages on the north side instead of all backed up to the park.

Gene Carroll stated that the property is now industrial. The industrial will be removed and residential will be put in its place. The trees along the property line will stay. This is also a real estate exchange with the city. The bike trail will travel across the end of the development. He presented copies of the design to the Commissioners.

Helwig questioned if these will be rental or owned. Mr. Carroll replied that these will all be owner occupied. Hartley and Clinton neighborhood associations are both in favor of this re-development.

Mr. Zimmer stated that this proposal does not make any representation to the north of its property line. There does seem to be the long term insinuation that something could occur to the north of the railroad tracks. There would be a new urbanist style.

**ACTION:** **May 20, 2004**

Francis moved approval, seconded by McKee.

Mr. Carroll noted that he agreed with the Planning Dept. to change the front elevations every now and then so the units did not look all the same. Helwig wondered how the elevations would be changed. Some exterior features would be changed, along with colors. He will receive approval from the Planning Dept. on the final elevations.

Motion carried 5-0: Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Berggren and Young absent.

**APPLICATION BY BOB HAMPTON FOR A CERTIFICATE OF EXCEPTION ON  
GROUND OF HARDSHIP OR INSUFFICIENT RETURN FOR THE DEMOLITION OF 727  
R STREET, ALSO KNOWN AS THE LARSON BUILDING, AND FOR A CERTIFICATE  
OF APPROPRIATENESS FOR NEW CONSTRUCTION ON THE SITE IN AND  
ADJACENT TO HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING AND ACTION:**

**May 20, 2004**

Members present: Francis, Helwig, McKee, Ripley and Walker; Berggren and Young absent.

Fernando Pages stated that this is a 2 part application for demolition and the replacement property. He showed a Power Point presentation which included photos of the building, exterior and interior. This was advertised as 15,000 square foot building. The roof is leaky, there is suspicion of asbestos, there is an old boiler and radiator heat. The floor is very wavy. The ceiling height is 7'6". This is in essence only a 7,500 square foot building to the height of the ceiling in the basement. The plumbing, air conditioning and electrical needs extensive work. The stairs would not comply with modern codes. The front dock is in need of repair. The glass is all old with single pane. He owns Brighton Construction Co. and ran some initial repair estimates. He guesses it would costs around \$1,005,294.00 for rehabilitation. He had Ayars & Ayars come in and make an estimate. Their cost estimate was \$1,301,368.00. This building will operate at a loss.

Bob Hampton appeared to present the proposal for the replacement building. This is a concept of a 6 story building, retail and restaurants on the first floor, a small bank on the corner with drive through, and offices on the 2<sup>nd</sup> floor. The top 4 floors will be residential loft condominiums. He has had great interest and response to this idea. Timing, they are probably looking at a fall start at the earliest. They would like to start pre-sales in about 4 weeks. The top 2 floors will be custom designed by the purchasers. He feels this is a great location. It should help revitalize the retail space.

Ripley wondered about parking. Mr. Hampton replied that there will be 2 levels of parking underground. They have the support of the Lincoln Haymarket Development Corporation. He presented drawings of the proposed building, exterior and interior floor plans. If the market demand is there, they would like to extend the building a little higher. He is confident they can deliver a product that is above and beyond what has been seen in the Haymarket.

Mr. Zimmer stated a letter was received from the Lincoln Haymarket Development Corp. indicating their support of the project.

Mr. Hampton stated that they will be giving this same presentation to the Downtown Lincoln Association on Tuesday morning. They fully anticipate their approval.

Ripley can envision another 10 feet on the top of this building. It would put it at the same height as the Hardy building. Ripley likes the cornice on all sides. He thinks this is a good project.

McKee likes how this expresses the industrial nature of the area.

Ripley would like to see the diagonal parking stalls removed. Helwig agreed.

Walker and Francis agreed that this is a very nice project. All the Commissioners agreed that this would be a great asset to the Haymarket area.

**DISCUSSION:**

Mr. Zimmer stated that he toured the courtroom in the Old Federal building and it looks fabulous.

There being no further business, the meeting was adjourned at 3:00 p.m.